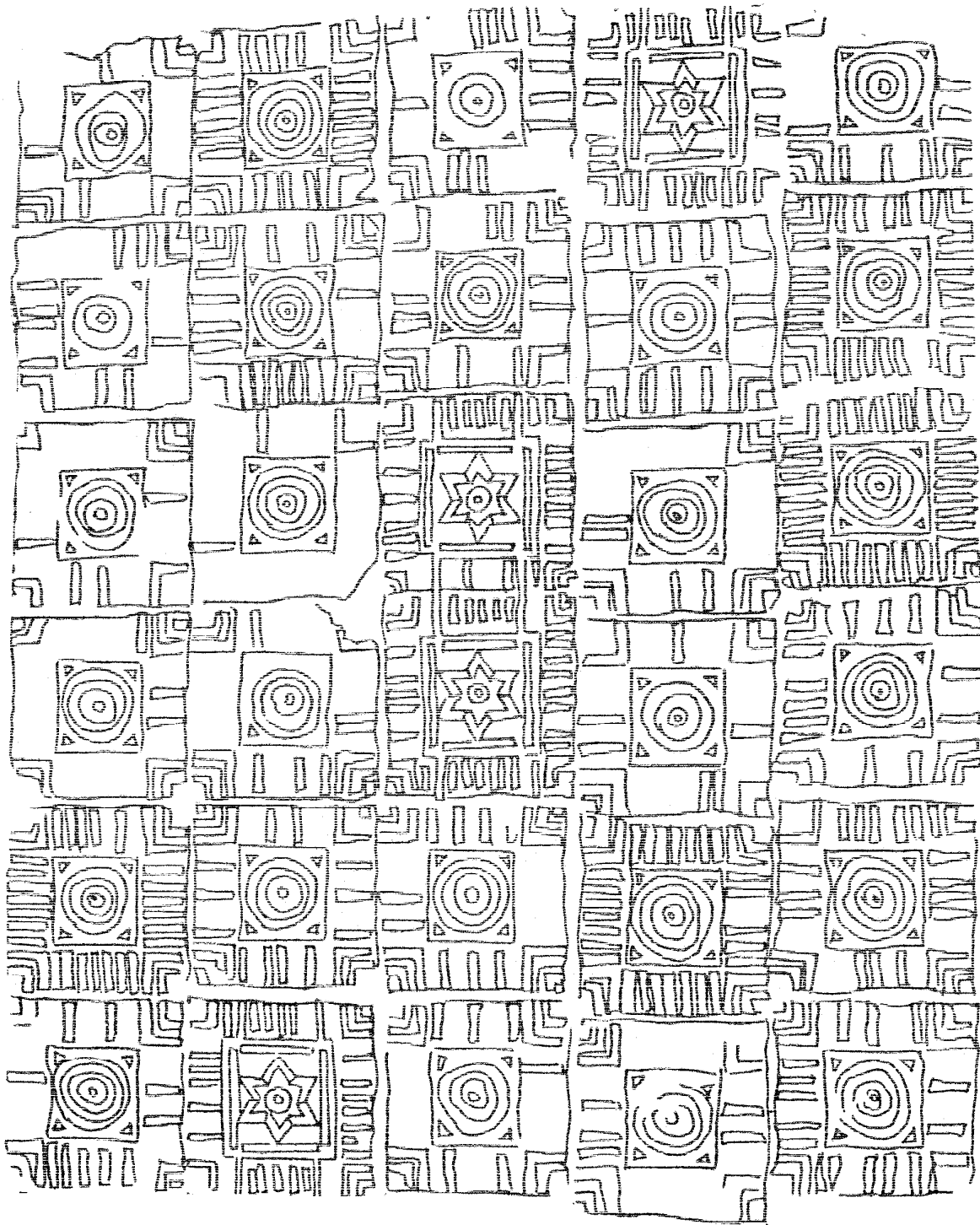

DESCRIPTION OF HISTORIC DISTRICTS



3 DESCRIPTION OF HISTORIC DISTRICTS

DANIEL'S HILL

Historical Summary

Developed as a residential area during the 1840s, Daniel's Hill was an elevated 900-1,000 acre tract of land overlooking the James River and Blackwater Creek. Originally, most of the land belonged to George Cabell, who built Point of Honor which today has been restored to its original form. The surrounding property passed out of Cabell's family and into the Daniel family through Judge William Daniel Jr., from whom the hill acquired its name. The main road leading up the spine of Daniel's Hill later came to be named after George Cabell.

Daniel's Hill exhibits a wide variety of architectural styles among its buildings constructed from the early to the late nineteenth century. The styles found among the larger homes include: Federal, Italianate, Queen Anne, and Georgian Revival. The Daniel's Hill Historic District also contains unassuming mid-nineteenth to early-twentieth century dwellings built as housing for workers. This hill was developed outside of the Lynchburg city limits, but was annexed in 1870. Daniel's Hill is most prominently remembered for once being the epitome of Victorian elegance.

General Description

Daniel's Hill is a clearly defined linear district with Cabell Street, a heavily used traffic route, as the primary spine along the top of the ridge. Point of Honor, with major views over the City and the James

River, denotes the southern end, while the northern boundary ends at "H" Street although the neighborhood continues beyond this point. Steep topography defines the east and west boundaries.

Daniel's Hill has a broad range of architecture including: large mansions, modest dwellings, and vernacular cottages located in several sub-districts. The southern end and middle sections along Cabell Street contain high style houses on mid to large size sites while the northern end contains more modest and smaller structures. A small neighborhood commercial area, currently not being used as such, is located at the corner of Cabell and "F" Streets. While generally built-up, there are numerous under-developed or vacant sites reflecting numerous recent demolitions throughout the district. All of Daniel's Hill is currently zoned R-3.

Descriptions of distinctive sub-districts are:

Point of Honor

This important Federal residence is the focal point of the southern end of the district and has been restored as a city landmark. Dwellings on the back side of the lot were removed several years ago and the mansion is surrounded now by a block of open space with visitor parking along Norwood Street. Along the Cabell Street side of Point of Honor is a row of frame vernacular houses of similar materials, size, scale, and setback.

Central Cabell Street

This sub-district extends from "B" Street to "D" Street along Cabell Street and includes larger scale residences executed in a variety of architectural styles. There are several vacant lots in this district, as well as several large vacant structures in poor condition and in threat of demolition.

Cabell Street North

This sub-district includes several commercial structures at the "F" Street intersection of Cabell Street and continues to the end of the district at "H" Street. It contains numerous medium to smaller scale vernacular structures and the altered Greek Revival residence, "Rivermont," one of the earliest structures of the district (circa 1857).

Stonewall Area

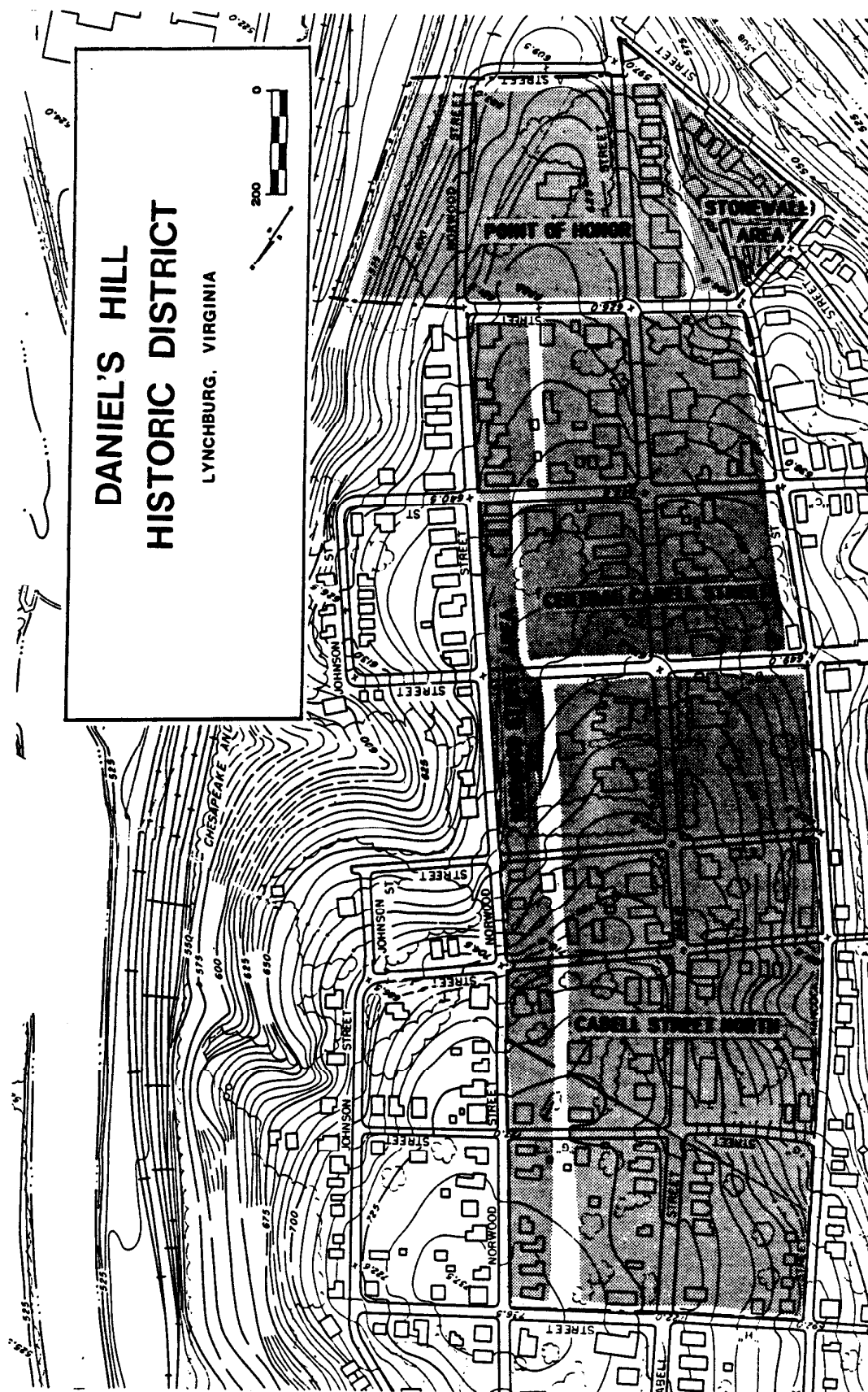
This small isolated sub-district consists of simple vernacular cottages on a steep hillside located below Cabell Street.

Norwood Street Area

This sub-district of small vernacular houses is part of a larger similar area along Norwood Street not currently a part of the historic district but which is part of the neighborhood.

Description of Buildings

The 108 contributing structures that give character to Daniel's Hill vary tremendously in their style, scale, and sophistication. This district is a study in contrasts between the large scaled historic mansions of Cabell Street and the smaller worker



residences scattered around the edges and on the side streets of the district. The dominant architectural style is the frame vernacular residence comprising seventy-seven percent of all dwellings in the district. The remaining twenty-three percent reflect the variety of Cabell Street with several examples of Queen Anne, Italianate, Greek Revival, and other nineteenth century styles.

As in most of the historic districts in Lynchburg, there is almost equal division of structures with a horizontal (52%) or vertical (48%) emphasis to their facades.

Again as in most districts, the overwhelming height of the buildings is two or more stories (88%) and the great majority of structures have front porches (79%).

In the building material category, sixty-two percent of the district buildings are frame, reflecting the large number of vernacular residences. The original fabric of twenty-five percent of the structures has been covered up with modern materials such as aluminum or imitation brick siding, the highest percentage of altered materials in all of the districts.

The majority of roofs in Daniel's Hill are standing seam metal (56%) with slate (25%) used primarily on the larger scaled structures. Roof forms are more varied with almost half (43%) using the gable design.

Setbacks are varied in the district with most of the smaller scaled structures tightly grouped and close to the street. Several of the Cabell Street mansions have much larger lots and generous setbacks from the thoroughfare.

Current Rehabilitation Problems

As with most of Lynchburg's historic districts, the most obvious issue appears to be a lack of adequate maintenance on a majority of the structures. While many of the historic buildings retain their original character and design, the lack of maintenance results in a loss of historic elements such as porches, windows, cornices, landscaping, and fences. Some significant structures are so deteriorated, it is doubtful that they will be standing in a few more years. Daniel's Hill cannot maintain its integrity if the rapid rate of demolitions that has occurred is allowed to continue.

Besides the lack of maintenance in the district, there are also some inappropriate new features which are changing the overall historical appearance of the area. These elements include cinderblock walls, chain link fences, aluminum siding, aluminum colored storm windows and doors, aluminum awnings, and wrought iron porch supports.

However, the largest design and preservation issue on Daniel's Hill is not so much the introduction of inappropriate new elements as it is the lack of maintenance of the original fabric of the district.

DIAMOND HILL

Historical Summary

The Lynchburg Expressway separates Diamond Hill and Franklin Hill. The origins of Diamond Hill's name is not completely known, but is attributed to the district's triangular shaped lots. Diamond Hill is believed to be the third of the seven hills to be designated by Lynchburg for development into a residential area. Although this hill existed first as a rural area, by the late nineteenth century the few original structures were razed to make room for large single family homes, speculative rental units, and townhouses. Subsequently, Diamond Hill became one of the most desirable and elegant residential neighborhoods and was annexed into the City of Lynchburg in 1870.

General Description

Diamond Hill is the most complex and diverse of the historic districts, containing a rich array of architectural styles and building sizes. Bounded by steep slopes and the Lynchburg Expressway, it encompasses a complex network of streets in response to the difficult topography. Dominant streets include Washington Street as the central spine with Church, Harrison, and Grace Streets as access streets. Many interior streets are dead-ended and several afford spectacular views of the city.

Structures and open space throughout the district are generally in good condition and well maintained. The district is nearly fully developed with few vacant lots or dilapidated buildings. The entire district is zoned R-2 except the Church

Street area which is B-3.

Diamond Hill can be divided into several sub-districts:

Grace Street Corridor

This sub district contains small to medium scaled vernacular frame structures along Grace Street as it rises up Diamond Hill. At the top of the hill, the Diamond Hill Baptist Church and a former firehouse provide focal points for the end of the district.

Washington Street Corridor

The major spine of Diamond Hill is Washington Street, which runs from Grace to Church Street. It contains large scaled residences, most dating from the turn of the century and designed in Georgian Revival and Colonial Revival styles along with several Queen Anne examples as well.

Clay Street Area

This sub-district is comprised of the block of Clay Street and Madison Street that runs northwest from Washington Street, as well as 13th Street that connects them. At the end of Clay Street, there is a set of stairs which descends the hill to 12th Street and the downtown area. Madison Street has a similar paved path connecting it with Grace Street. Clay Street retains its original brick paving and numerous trees which form an umbrella effect over the entire street. The majority of the structures are medium scale frame vernacular residences, except for several larger Colonial Revival structures on Clay Street.

Diamond Street Area

This area forms the southern and eastern edge of the district and borders the Lynchburg Expressway. Most of the area is a steep hillside and the few residences within the sub-district are small frame vernacular structures.

Harrison/Pearl Street Area

This sub-district consists of Pearl Street from Grace to Madison Street and also includes Harrison Street. Structures range from medium to large scale and contain numerous architectural styles including Queen Anne, Italianate, Greek Revival, Colonial Revival, Gothic Revival, as well as several frame vernacular dwellings. Many original brick sidewalks remain in this area.

Church Street Corridor

This linear sub-district forms the northeast boundary of Diamond Hill and contains a mixture of frame and brick vernacular structures, rowhouses, and a large one story YMCA building built in 1956.

Description of Buildings

With 111 contributing structures Diamond Hill is the largest of the four historic districts in Lynchburg. In addition there are between 15 and 20 outbuildings, some of which are historic carriage houses. There have been approximately 20 demolitions in the past ten years, the majority of which have been frame vernacular structures on the edges of the district and along the Grace Street corridor.

As with all of Lynchburg's

historic districts, the frame vernacular dwellings dominate in absolute percentages (51%) with the majority of them located around the district's edges. The Washington Street corridor has the largest collection of Colonial Revival style residences along with parts of Clay, Madison, and Pearl Streets (16%). Examples of several important Gothic Revival, Italianate, and Queen Anne styles are also present in these areas.

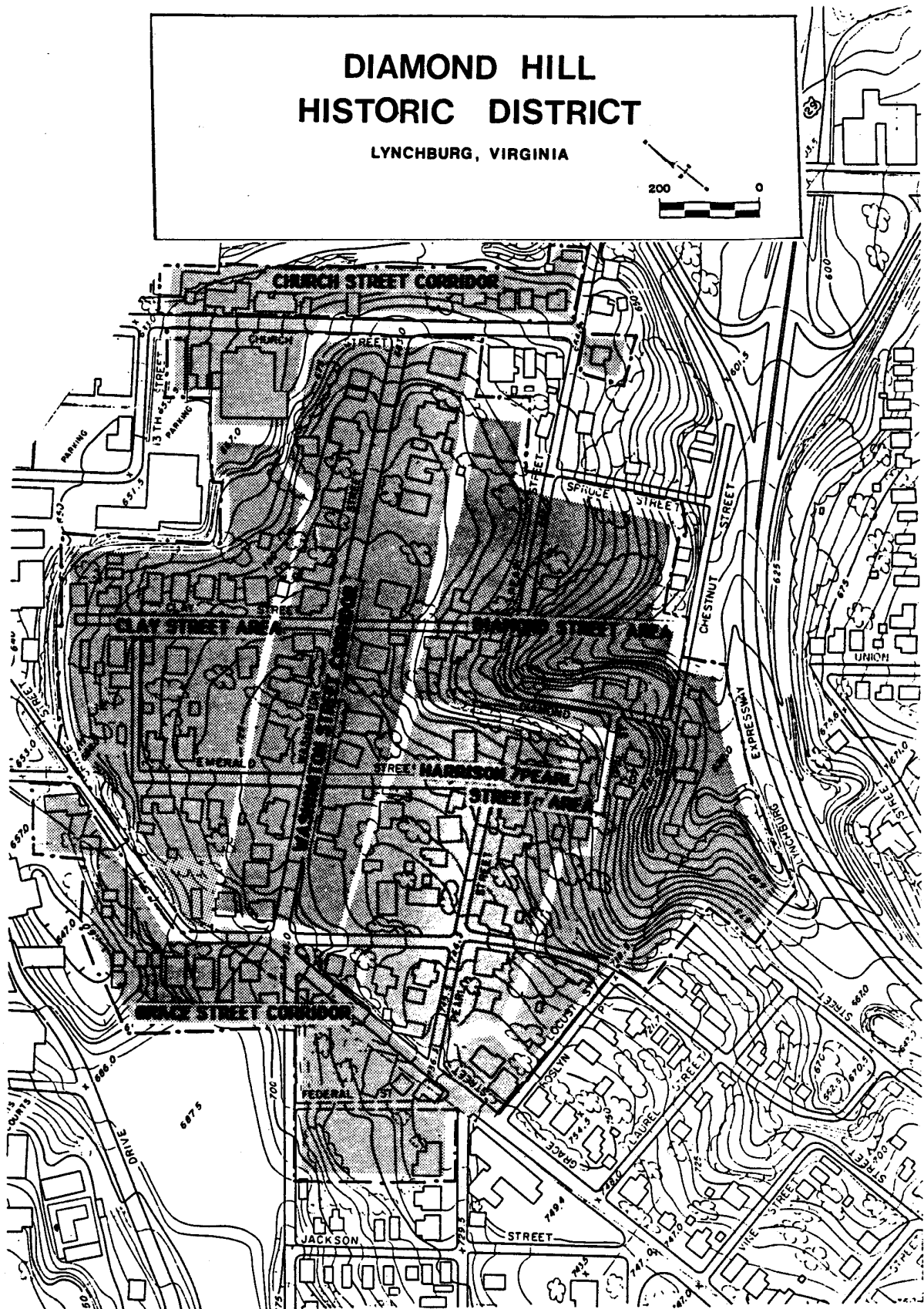
As in most of Lynchburg's historic districts, there is a strong split between vertical (50%) and horizontal (50%) emphasis of the building facades.

While wood is the dominant building material (43%), a large number of brick structures (28%) reflects the many Colonial Revival examples on Washington Street.

The roof forms in Diamond Hill are almost evenly split between gable, hipped, and complex and in general, relate respectively to the vernacular, Colonial Revival, and Victorian era styles.

Metal is the dominant roof material in the district (56%), with slate (25%) used on most of the larger scaled structures. Twelve percent of the roofs have been replaced by asphalt shingles; this statistic is similar for all of Lynchburg's historic districts.

Setbacks and lot sizes vary throughout the district but are fairly uniform along each street. Building heights are very uniform with eighty-eight percent of the structures having two or two and-one-half stories.



Current Rehabilitation Problems

Diamond Hill is the best maintained of the historic districts in Lynchburg and there is a large amount of rehabilitation activity occurring throughout the district. Several vacant structures, including some important examples of various nineteenth century styles, are in need of immediate attention. There are several deteriorated porches and columns as well as deferred maintenance on some outbuildings. There are inappropriate split rail and chain link fences scattered throughout the district. Many of the smaller vernacular dwellings have been covered over with aluminum siding or with synthetic brick or shingle siding. The exterior surfaces of several structures have deteriorated wood due to the lack of regular painting. Overall, the district retains much of its original fabric and is architecturally a rich and diverse neighborhood.

FEDERAL HILL

Historical Summary

Federal Hill was well on its way to becoming a desirable residential neighborhood before its annexation in 1852. Many of the district's earliest houses were built in the 1820s and are known for their fine craftsmanship and proportions. Yet, Federal Hill developed slowly allowing for a variety of architectural styles ranging from the early nineteenth to the early twentieth century. These styles include Federal, French Second Empire, Queen Anne, and Georgian Revival. Federal Hill was originally a residential area for merchants and civic leaders, and its name is best attributed to early Federalist activity in Lynchburg.

General Description

Federal Hill has views toward downtown and is strongly defined by Federal Street as a wide avenue at its center. Federal Street contains most of the larger homes and other institutional scale buildings. Because of topography, structure size, scale, and character differences, areas at opposite sides of the Federal Street area make up distinctive sub-districts. The Jackson Street Area on the lower western slope contains many smaller scaled dwellings, while the Harrison Street area to the east contains a mixture of small to medium size residences along Harrison Street with less severe topography. The entire district is zoned R-3 with a small section of Federal and 9th Street zoned R-4. These sub-districts are further defined below:

Federal Hill Corridor

Federal Street defines the central part of Federal Hill and contains several important examples of Federal style residences interspersed with later nineteenth century structures. It also contains the former Frank Roane School, the largest building in the district.

Jackson Street Area

This two block sub-district stretches from 10th Street south to its termination at the top of the hill overlooking 12th Street. The area contains two Federal style structures at the intersection of Jackson Street and 11th Street and a mixture of medium scale late nineteenth century frame dwellings.

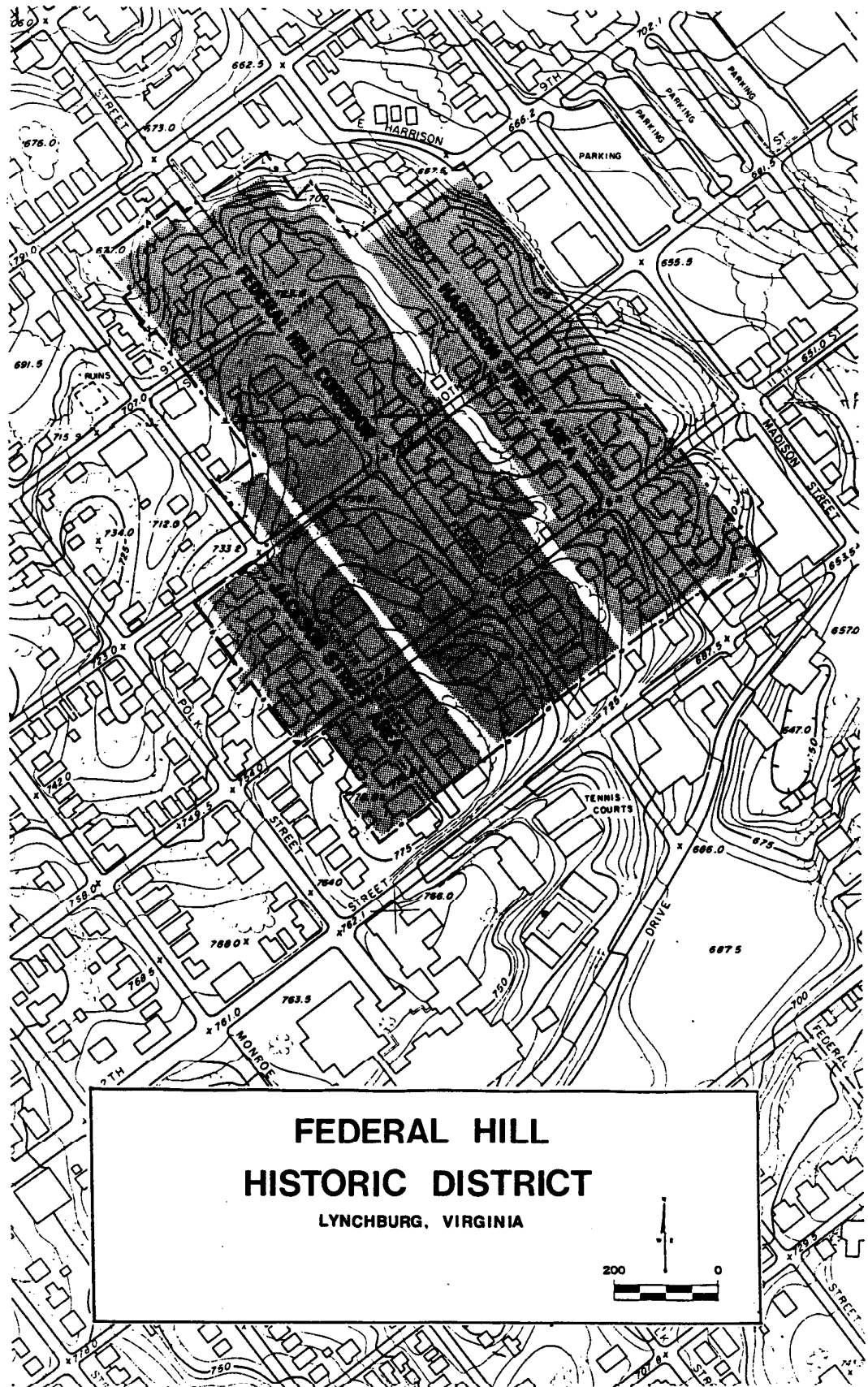
Harrison Street Area

This three block sub-district extends from 9th Street to its intersection with 12th Street and contains several Second Empire style residences with their distinctive Mansard roofs as well as a various frame medium to small scale dwellings dating from the turn of the century.

Description of Buildings

Federal Hill is one of the smallest and most compact of the historic districts in Lynchburg with its sixty-seven contributing structures and approximately twenty-five outbuildings. At least six demolitions have occurred in the past ten years throughout the district.

In terms of styles, the frame vernacular dwelling is in the majority (60%). The Federal style and the similar Greek Revival and Colonial Revival examples provide for thirteen



percent of the district's residences, and twelve percent of the structures reflect the Queen Anne style. Lot sizes and setbacks are larger on Federal Street than in the rest of the district.

Again there is almost an even split between horizontal (51%) and vertical (49%) facades. The overwhelming building height is two stories or more (94%) and eighty-five percent of the structures have some type of front porch.

Of the dwellings in Federal Hill, fifty-four percent are constructed of wood reflecting the large number of frame vernacular residences, and twenty-five percent are made of brick, many of which are located on Federal Street.

There is a mixture of complex (39%), hipped (29%) and gable (19%) roofs reflecting the variety of styles in the district. forty-six percent of Federal Hill structures have metal roofs and forty-two percent use slate shingles. There is no concentration of either material in any sub-district.

Current Rehabilitation Problems

As in all of Lynchburg's historic districts, the majority of the structures retain much of their original design character. Maintenance is the biggest issue in Federal Hill and the biggest threat to the long term preservation of its historic buildings. Observed problems include: missing slate shingles, unpainted metal roofs, missing or broken windows and shutters, poorly maintained out-buildings, deferred painting maintenance, missing architectural details, and missing or damaged fences.

Inappropriate changes include aluminum colored storm windows and doors, aluminum awnings, altered porch supports, aluminum and shingle siding, and non-historic paint schemes.

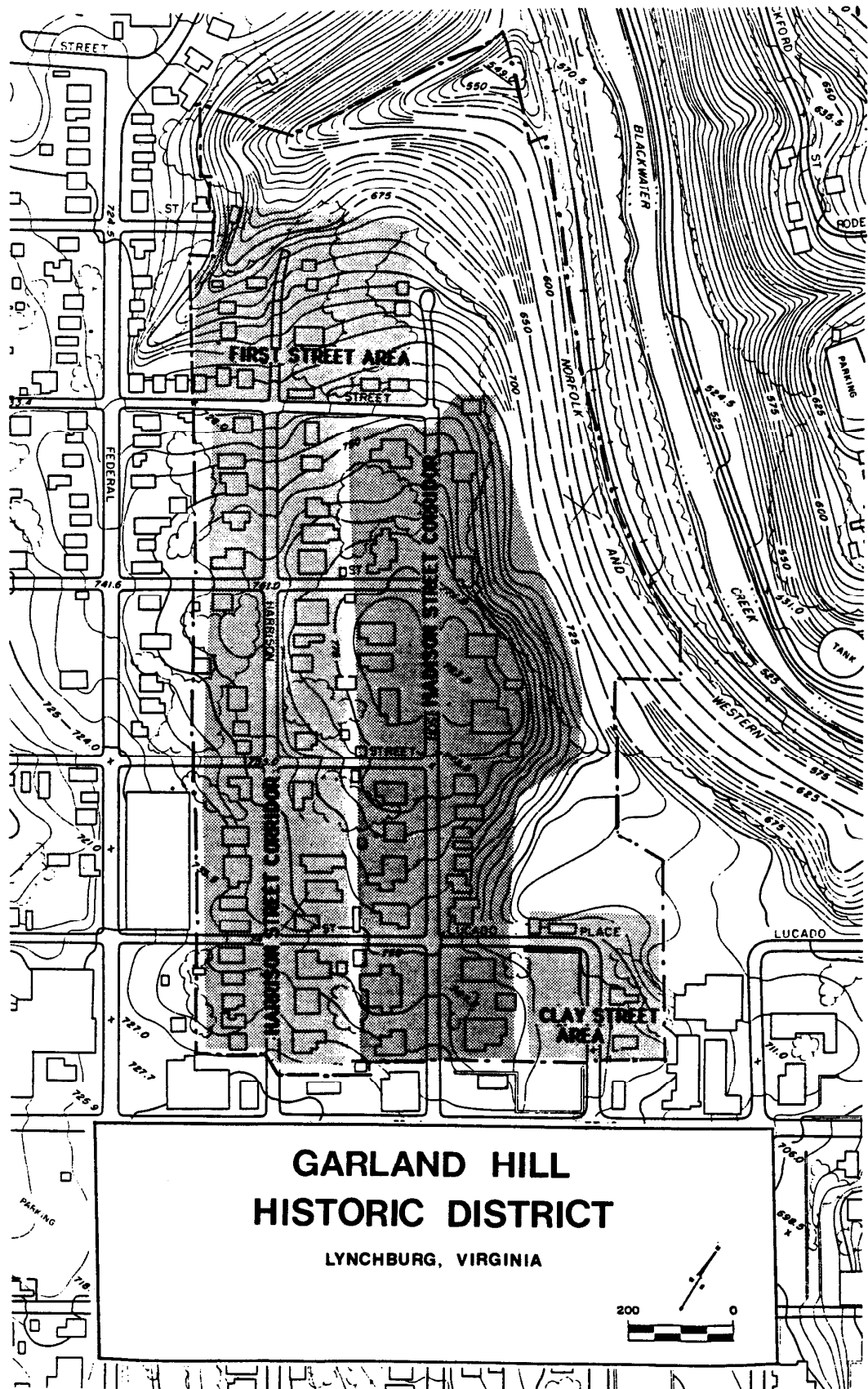
GARLAND HILL

Historical Summary

Garland Hill remains today one of the more distinctive and well preserved historic neighborhoods in Lynchburg. The district was named after Samuel Garland, Sr., who was among the first individuals to build on this gradual sloping hill. The neighborhood did not achieve the peak of its ascendancy until the late nineteenth and early twentieth centuries, when some of the City's early tobacco and shoe industrialists began to settle in the district. In a hundred year span, this hill experienced a variety of architectural tastes from early Greek Revival to lavish late Victorian era homes. Garland Hill was originally developed outside of Lynchburg, and by 1870, the entire area was annexed into the City.

General Description

Garland Hill is a distinctive and well defined district. From its entrance off 5th Street, straight along brick-paved, tree-lined Madison Street to its termination overlooking the Blackwater Creek ravine and along Harrison and Clay Streets, the district has a clear image and character. The buildings are of rich and varied styles and are grouped by size and scale in the sub-districts. The "avenue" effect of mature trees lining the street, particularly along Madison and Harrison Streets, is a striking feature of the district. The entire district is zoned R-3.



The sub-districts are:

Madison Street Corridor

This distinctive street has an imposing character with exposed original brick paving, mature trees, and grand homes on deeply set back lots fronting from 60' to over 200' along the street. Stone walls and iron fences help define the edge of the lots and add character to the district.

Harrison Street Corridor

This district is somewhat smaller in scale and size than the Madison Street Corridor with 40' to 80' frontages and shallower setbacks owing to a steeper topography. Walls are more pronounced, particularly along the east side.

Clay Street Area

This small sub-district has more modest buildings than other sub-districts and contains large open spaces.

First Street Area

This sub-district forms the northern slope of the district. It is characterized by newer and smaller scaled houses mixed with smaller older vernacular houses and wooded open space along the slope.

Description of Buildings

There are seventy contributing structures in the Garland Hill Historic District and approximately fifteen outbuildings, including several significant carriage houses. A large amount of rehabilitation activity has occurred in the district, particularly on Harrison Street. Several recently constructed residences in the First Street area do not relate to the historic

district in scale, roof, number of stories or overall design.

Nearly half of the structures (47%) in the district are frame vernacular buildings dating from the turn of the century. Garland Hill contains the largest percentage of Queen Anne style residences of the historic districts (20%). Greek Revival and Classical Revival styles make up another thirteen percent. This district has the largest percentage of vertically oriented facades of all the districts (69%), reflecting the large number of turn of the century styles. As in all districts, a large percentage of the structures are two or more stories in height (93%). Sixty-seven percent of Garland Hill residences have front porches and seventeen percent have front and side porches.

In keeping with the architectural variety of the district, forty-nine percent of the buildings are composed of wood, while brick, stucco, and a combination of materials each makes up between ten and fifteen percent of the district residences.

The dominant roof form is complex (46%), again reflecting the large number of Victorian styles. Likewise, slate roofing shingles are used in Garland Hill more than other districts (44%) while thirty-seven percent of the buildings having metal roofs.

Current Rehabilitation Problems

Maintenance is again the largest preservation issue in this historic district. Problems include broken windows, unpainted roofs, missing shutters, deteriorated porches, damaged gutters, missing mortar in chimneys, missing or rusting

fences, and a lack of landscape maintenance. Inappropriate changes include asphalt shingle roofs, enclosed porches, aluminum colored storm windows, and aluminum or composition shingle sidings.

SUMMARY OF DESCRIPTIONS

The purpose of undertaking these four historic neighborhood profiles is to analyze present physical characteristics and incorporate them in the development of design guidelines for any future construction activity. Construction activity in the district is defined as rehabilitation of existing buildings, construction of new buildings, improvements to private sites, and changes to the public streetscape.

Design guidelines for the four historic districts have been combined since the profiles of each neighborhood reveal a number of similarities:

- All four districts have a major dominant street with larger scale structures, providing excellent examples of important periods in American architectural history.
- These major streets have a variety of buildings of different architectural styles and periods.
- The major style of all of the districts is the frame vernacular structure, generally located on parallel and side streets surrounding the major street of the district. These dwellings are generally smaller in scale, simpler in design, but are important contributing buildings which help maintain the integrity of the district. The majority of these buildings date from the late nineteenth and early twentieth centuries.
- Three of the four districts have an almost even split of (50%-50%) of vertical and horizontal direction of facades. Garland Hill is the only exception with almost seventy percent of the structures having a vertical emphasis.
- Approximately ninety percent of the dwellings in all four districts have two or more stories.
- Front porches are very common, occurring on sixty to eighty percent of the structures in each district.
- Wood is the most frequently used building material in each district (generally fifty percent of the structures) and brick occurs as the next most common material. Ten to twenty-five percent of the residences in each district have been altered by the addition of new materials.
- Roof forms vary a great deal among and within the buildings of the districts. Generally, there is a three way division between gable, hipped, and complex roofs in all districts.
- In every district metal and slate are the dominant roof materials, generally comprising around eighty percent of the roofs of the residences of each district.
- Current rehabilitation problems are very similar in each of the districts and include: abandoned and deteriorating structures; lack of maintenance of existing historic fabric; missing or damaged architectural elements; and some re-

placement of roofs and siding with non-historic materials. In general, most of the structures retain their original character; the need is for better maintenance.